

PARSON

Your Local Independent Estate Agent

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- Period Building
- Modernised
- Town Centre
- Large Kitchen
- Walk In Storage Cupboard
- Double Bedroom

LOVE TOWN LIFE!

This first floor apartment is situated in a historic building in the centre of Harleston and has been modernised to a high standard to allow anybody to move straight in. Perfect for INVESTORS or FIRST TIME BUYERS we have the keys so call the office to arrange your viewing

Market Place

**Harleston
Norfolk**

Offers in excess of £100,000

See this property online at www.parson.ltd.uk & www.tv.parson.ltd.uk

LOCATION The property is situated above the rear offices of Barclays Bank in the centre of town. Harleston is a popular South Norfolk town with excellent amenities including shops, supermarket, schools, health and recreational facilities together with a regular bus service. Diss is about 9 miles to the west with mainline railway station to London (Liverpool Street).

Communal entrance door into:

COMMUNAL ENTRANCE HALL Stairs to first floor

ENTRANCE HALL Wood effect laminate floor covering, radiator

KITCHEN 11' 7" x 7' 11" (3.53m x 2.41m) Fitted wall and floor cupboard units with work surfaces over incorporating 1 1/2 bowl stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, electric cooker, vinyl floor covering, double glazed window to side aspect.

SITTING ROOM AREA 11' 7" x 11' 10" (3.53m x 3.61m) Radiator, fitted carpet, double glazed window to rear aspect.

BEDROOM 15' 0" x 9' 8" (4.57m x 2.95m) Radiator, fitted carpet, double glazed window to rear aspect

BATHROOM 5' 7" x 6' 3" (1.7m x 1.91m) Suite comprising of pedestal wash basin, panelled bath with mixer tap and shower attachment, radiator, window to side aspect.

SEPERATE CLOAKROOM 5' 8" x 3' 1" (1.73m x 0.94m) Suite comprising of WC, hand wash basin, vinyl floor covering, radiator, extractor fan.

LARGE UTILITY CUPBOARD 8' 0" x 3' 8" (2.44m x 1.12m) Housing the boiler, space for tumble dryer and further storage space.

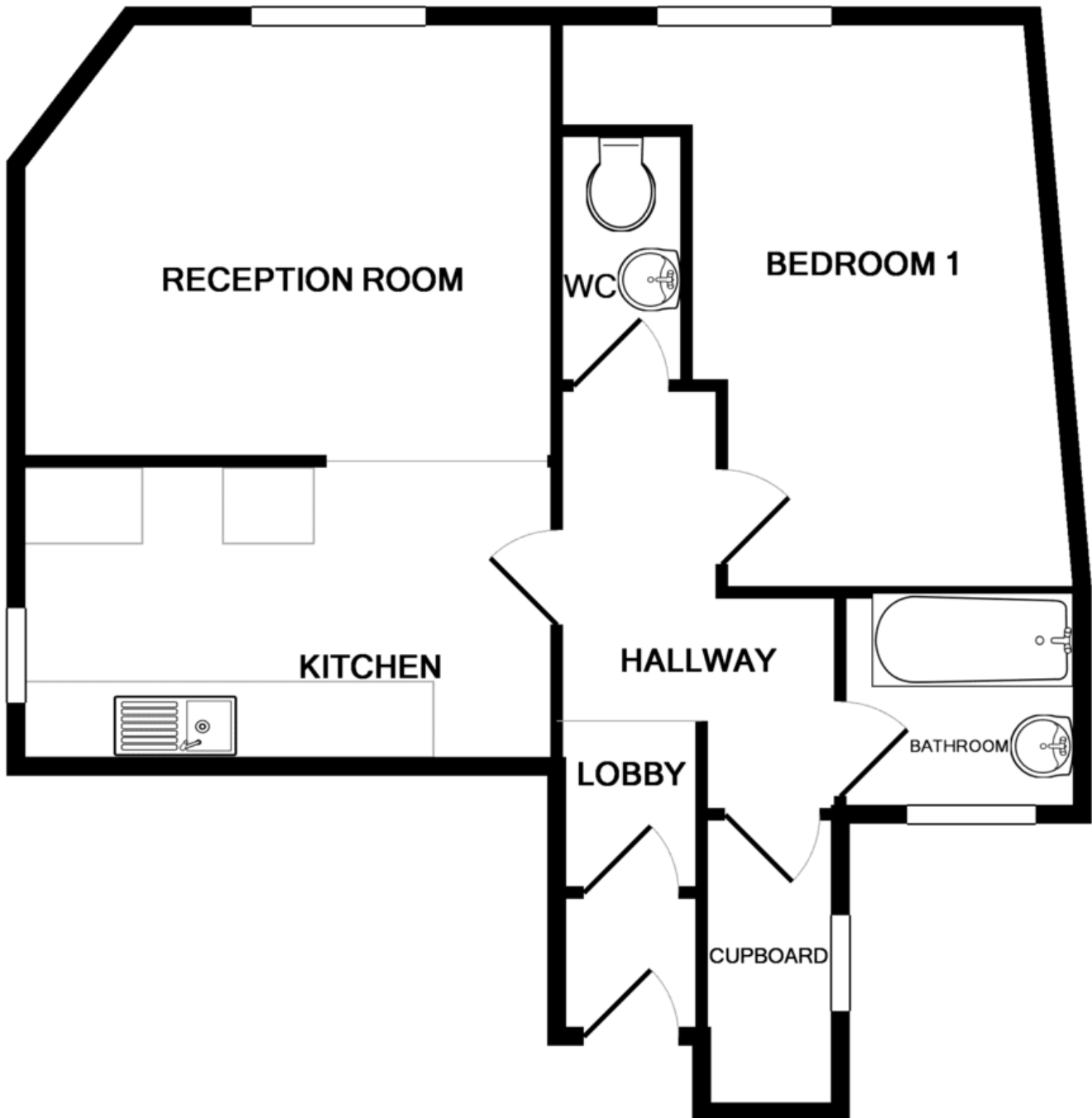
OUTSIDE To the rear of the apartment block there is a large private car park which we understand can be used outside of banking hours. There is also free parking available within the town itself.

AGENTS NOTE Lease details - TBC

COUNCIL TAX BAND A South Norfolk Council

DIRECTIONS The market place is in the centre of the town a short walk from the agents Harleston office. From The Thoroughfare the property is approached via a walkway at the left hand side of Barclays Bank.

EPC RATING = C



TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a guide and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly, if contemplating travelling some distance to view the property. The mention of appliances, equipment and/or services within these sales particulars does not imply they are in full and efficient working order. It is therefore in the purchaser's interest to establish the working condition of any appliances included. Personal items such as furnishings, which may be shown in photographs, are not included in the asking price. We have been unable to verify tenure at the time of writing these particulars, should you proceed with the purchase of the property, and your solicitor must verify this.



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